LOT 14
IN OR 1491/1099
NORTH HAMPTON #4 PB 6/384

GUELDNER SANDRA & HOLLIS
96109 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

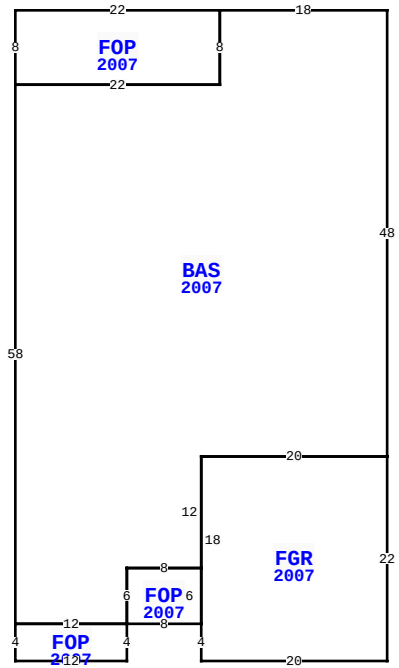
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,056	100	2007	2,056	258,960
FGR	440	55	2007	242	30,480
FOP	48	30	2007	14	1,764
FOP	48	30	2007	14	1,764
FOP	176	30	2007	53	6,676
TOTALS	2,768			2,379	299,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,379	99.5778	138.41	329,277	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2008 Heated Area: 2056 HX Base Yr 2008



96109 LONG BEACH DR, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,642
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		377,757
SOH/AGL Deduction		182,482
ASSESSED VALUE		195,275
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,864
TOTAL JUST VALUE		377,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18595	ELEC OTHER	2,000	01/01/2007
M12317	MECH OTHER	0	12/01/2006
P11804	OTHER	0	12/01/2006
C18821	CO ISSUED	0	11/01/2006
B18821	NEW CONSTR	280,000	11/01/2006
R09887	REPAIR/RRF	5,000	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1099	4/10/2007	WD	Q	I		315,800
GRANTOR: MORRISON HOMES INC						
GRANTEE: GUELDNER SANDRA & H						
1201/1770	1/15/2004	WD	U	V	19	2,970,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FOP=[YR=2007] W22 S8 E22 N8$ S8 W22 S58
FOP=[YR=2007] S4 E12 N4 W12$ E12 FOP=[YR=2007] E8
FGR=[YR=2007] S4 E20 N22 W20 S18$ N6 W8 S6$ N6 E8 N12 E20
N48$.

LAND DESCRIPTION

TOTAL OB/XF 3,115

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS